

075.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

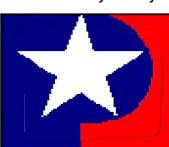
Total Card / Total Parcel

USE VALUE:

1,305,200 / 1,305,200

ASSESSED:

1,305,200 / 1,305,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
30		LAKE SHORE DR, ARLINGTON

Legal Description		User Acct
		47318
		GIS Ref
		GIS Ref
		Insp Date
11/01/18		

OWNERSHIP

Unit #:

Owner 1: DOLAN SARA Q/DAVID D	
Owner 2: NYBERG JONATHAN M	
Owner 3:	

Street 1: PO BOX 292

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NYBERG JONATHAN M -

Owner 2: -

Street 1: 30 LAKE SHORE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .279 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1922, having primarily Stucco Exterior and 1962 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12141		Sq. Ft.	Site		0	70.	0.97	4			View	50					823,448						823,400	

Total AC/Ha: 0.27872

Total SF/SM: 12141

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 823,448

Spl Credit

Total: 823,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE/GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good	BSMT SINK.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating: Average	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

Totals	RMS: 7	BRs: 3	Baths: 2	HB
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REMODELING		RES BREAKDOWN		
Exterior:		No Unit	RMS	BRS FL
Interior:		1	7	3
Additions:				
Kitchen: 2002				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals		1	7	3

CALC SUMMARY				
Basic \$ / SQ:	110.00			
Size Adj.:	1.18516815			
Const Adj.:	1.00989902			
Adj \$ / SQ:	131.659			
Other Features:	93500			
Grade Factor:	1.33			
NBHD Inf:	1.00000000			
NBHD Mod:				
LUC Factor:	1.00			
Adj Total:	534920			
Depreciation:	57771			
Depreciated Total:	477149			
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	175.11
Special Features:	0		Val/Su Net:	146.08
Final Total:	477100		Val/Su SzAd:	243.17

MOBILE HOME

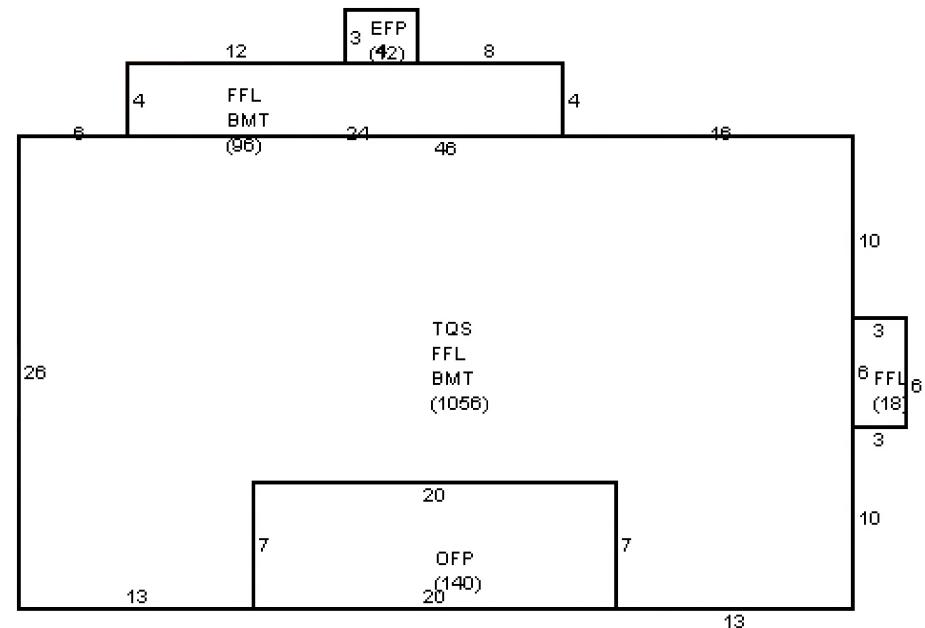
Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1922	21.93	T	40	101			4,700			4,700
2	Frame Shed	D	Y	1	6X8	A	AV	1979	0.00	T	32	101						

COMMENTS

BSMT SINK.

SKETCH**SUB AREA**

SUB AREA					SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,170	131.660	154,041					
BMT	Basement	1,152	39.500	45,501					
TQS	3/4 Story	792	131.660	104,274					
OPF	Open Porch	140	28.570	3,999					
EFP	Enclos Porch	12	73.320	880					
Net Sketched Area:					Total:		308,695		
Size Ad	1962	Gross Area	3530	FinArea	1962				

IMAGE

AssessPro Patriot Properties, Inc